

171 Polo Inn Road

City of El Paso — City Plan Commission — 10/4/2018

PZRZ18-00036

Rezoning



STAFF CONTACT:	Andrew Salloum, 915-212-1603, SalloumAM@elpasotexas.gov
OWNER:	Catholic Diocese of El Paso
REPRESENTATIVE:	Dorado Engineering, Inc.
LOCATION:	171 Polo Inn Road, District 3
LEGAL DESCRIPTION:	Tract 14, Dorbandt Subdivision, City of El Paso, El Paso County, Texas
EXISTING ZONING:	R-F (Ranch and Farm)
REQUEST:	To rezone from R-F (Ranch and Farm) to R-4 (Residential) to allow for an existing church.
RELATED APPLICATIONS:	N/A
PUBLIC INPUT	Planning received 6 phones in support for the rezoning request; Notices sent to property owners within 300 feet on September 19, 2018.
STAFF RECOMMENDATION:	Approval (see pages 1—4 for basis for recommendation)

SUMMARY OF REQUEST: The applicant is requesting to rezone from R-F (Ranch and Farm) to R-4 (Residential) to allow for an existing church to meet all dimensional requirements of the R-4 (Residential) district. The detailed site plan shows an existing church buildings. Access to the subject property is provided from Polo Inn Road.

SUMMARY OF RECOMMENDATION: The Planning Division recommends **approval** of rezoning the subject property from R-F (Ranch and Farm) to R-4 (Residential). The recommendation is based on compatibility with the surrounding properties zoned ranch & farm and residential and compliance with the Plan El Paso land use designation G-3, Post-War in the Mission Valley Planning Area.



DESCRIPTION OF REQUEST

The applicant is requesting to rezone from R-F (Ranch and Farm) to R-4 (Residential) to allow for an existing church to meet all dimensional requirements of the R-4 (Residential) district. The detailed site plan shows an existing church buildings. Access to the subject property is provided from Polo Inn Road.

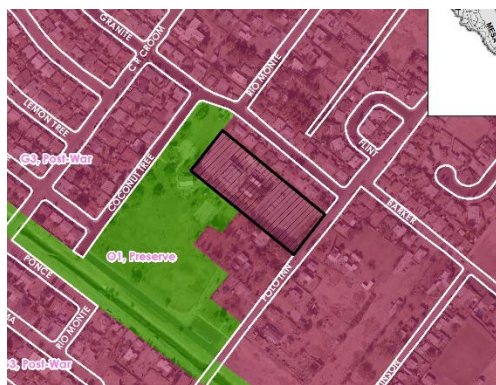
REZONING POLICY

POLICY	DOES IT COMPLY?
<u>Compatibility</u> Proposed zone change matches existing land use map or matches existing land use designation within 300 ft. of the subject property.	Yes, properties adjacent to the subject property are zoned R-F, R-4, and R-5.
<u>Plan El Paso</u> Are preferred locations for higher density development and redevelopment. (i.e. Property is designated G-3)	Yes, the property is designated G-3, Post-War and meets the intent by through the addition of missing residential uses provided to surrounding neighborhoods within the area of the existing vacant lots and reducing travel and infrastructure needs.

NEIGHBORHOOD CHARACTER AND COMPATIBILITY: The subject property is located in the Dorbandt Subdivision, 1986. The site is currently zoned R-F and is an existing church. Properties adjacent to the subject property are zoned R-F, R-4, and R-5. Surrounding land uses include single-family & two-family dwellings, and park. The nearest park is Hidden Valley Park (adjacent to the subject property). The nearest school is Cedar Grove Elementary School (2,645 feet).



COMPLIANCE WITH PLAN ELPASO: The purpose of the application is to introduce a proposed general commercial development within the G-3, Post-War land use designation.



RELATION OF PROPOSED CHANGE TO THE CITY'S COMP. PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
<p>G-3, Post-War</p> <p>This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p>	<p>Yes, the lot is an existing church. Proposed land use will add residential uses to surrounding neighborhoods within the area of the existing single-family & two-family dwelling lots and reducing travel and infrastructure needs.</p>
ZONING DISTRICT	DOES IT COMPLY?
<p>R-4 (Residential) district is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.</p>	<p>Yes, the proposed zoning allows for a church.</p>
POLICY	DOES IT COMPLY?
<p>Policy 2.2.2. "The design of new neighborhoods and additions to existing neighborhoods should strive for a mix of housing types to create neighborhoods that accommodate diverse ages and incomes and allow residents to trade up, downsize, or create multi-generational households without being forced to leave the neighborhood. Housing types include both small and large single-family detached homes, duplexes, townhouses, multi-family buildings, live-work units, and accessory dwelling units, and include both rental apartments and units that can be owned by their occupants."</p> <p>Policy 2.2.5: The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing, jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public services costs.</p>	<p>Yes, the lot is an existing church. The purpose of this project site is based on the addition of church uses to an area with single-family and multi-family uses.</p>

SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING: The parcel is 3.33 acres in size. The existing church is allowed under the current R-F (Ranch and Farm) zoning district however it does not meet all dimensional requirements of R-F (Ranch and Farm) district.

SUITABILITY OF SITE FOR USES UNDER PROPOSED ZONING: The subject property is 3.33 acres in size and allows the church use under the proposed R-4 (Residential) zoning. The applicant's proposal meets all dimensional requirements of the R-4 (Residential) district.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE: The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare; to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values. The intent of the R-4 (Residential) district is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood. The proposed zoning and the proposed use meet the intent of the zoning ordinance.

ADEQUACY OF PUBLIC FACILITIES AND SERVICES: There is an existing 8-inch diameter water main that extends along the eastern side of Polo Inn Road. This main is available for service. This sanitary sewer main is available for service.

EFFECT UPON THE NATURAL ENVIRONMENT: Subject property does not involve greenfield/ environmentally sensitive land or arroyo disturbance.

COMMENT FROM THE PUBLIC: The subject property falls within the boundary of the Mission Valley Neighborhood and El Paso Lower Valley Association all of which were contacted as required by 20.04.520. Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on September 19, 2018. Planning Division received 6 phone calls in support for the rezoning request.

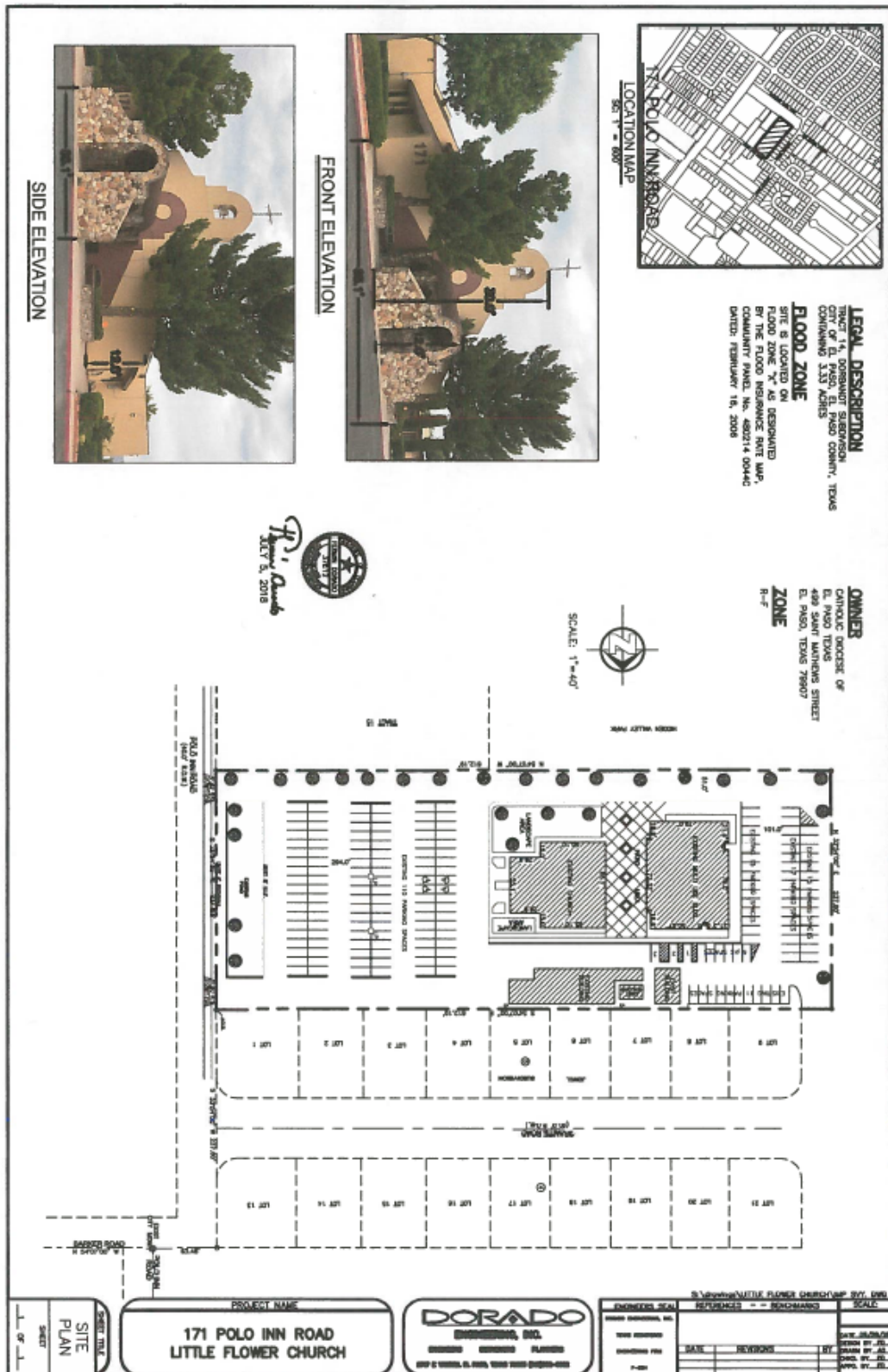
STAFF COMMENTS: No objections to proposed rezoning. No reviewing departments had any negative comments. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

ATTACHMENTS:

1. Site Plan
2. Zoning Map
3. Future Land Use Map
4. Department Comments
5. Public Notification Boundary Map

ATTACHMENT 1

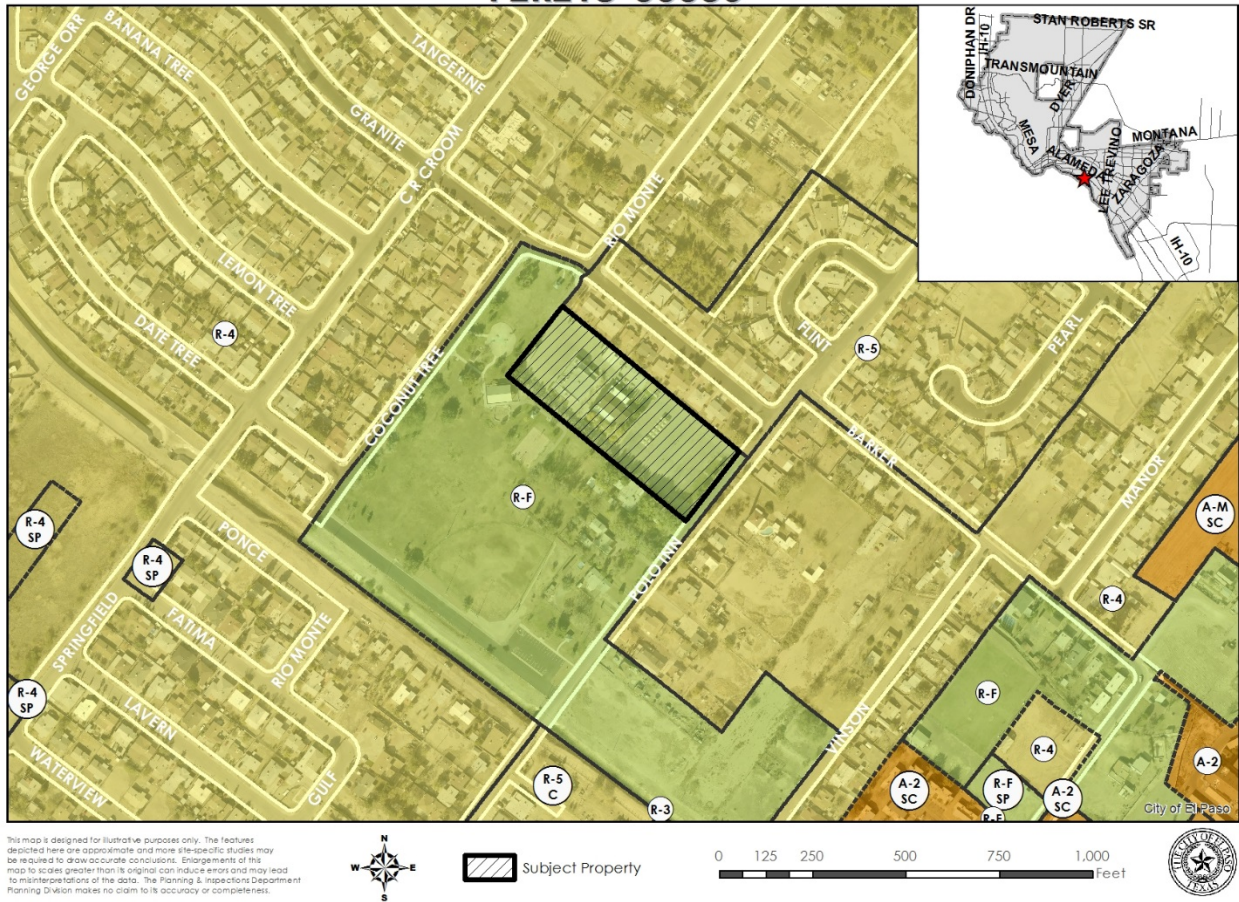
Site Plan



ATTACHMENT 2

Zoning Map

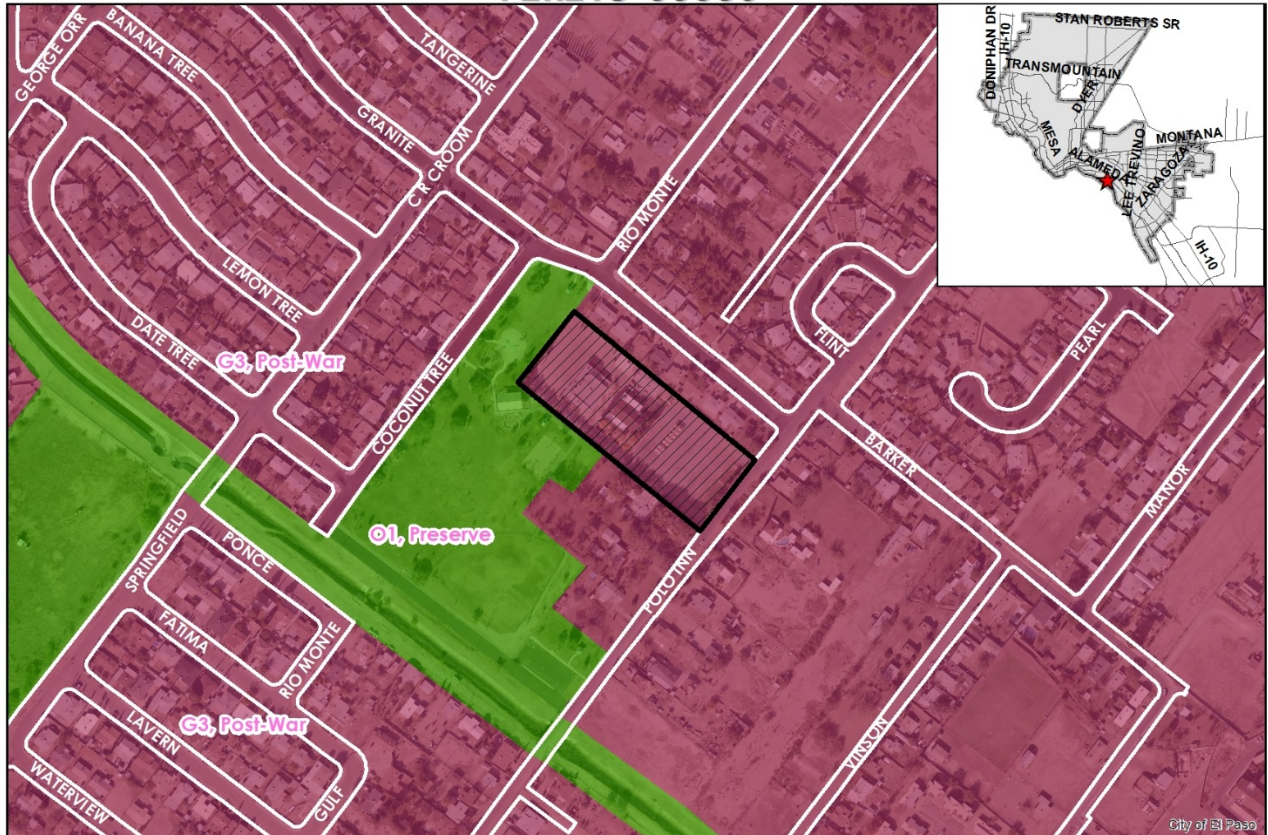
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ATTACHMENT 3

Future Land Use Map

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This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



 Subject Property

0 125 250 500 750 1,000 Feet



ATTACHMENT 4

Department Comments

Planning and Inspections Department - Planning Division

No objections to rezoning.

Note:

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

TXDOT

Not on State ROW.

Planning and Inspections Department – Building and Development Permitting

No objections to rezoning.

Note:

At the time of submittal for building permits the project will need to comply with all applicable provisions of the IRC and local municipal code.

Planning and Inspections Department - Land Development

No objections.

Environmental Service

Waste container storage area screening required in residential, apartment and special districts (20.10.030.A.8)

Fire Department

No objections.

Police Department

No comments.

Sun Metro

No objections.

El Paso Water

El Paso Water (EPWU) does not object to this request.

Water:

There is an existing 8-inch diameter water main that extends along the eastern side of Polo Inn Road. This main is available for service.

EPWater records indicate there is an active 1-inch water meter serving the subject property. The service address for this meter is 171 Polo Inn Road. Backflow preventer will be required after the water service meter.

Previous water pressure from fire hydrant #255 located at the NE corner of Polo Inn Road and Barker Road, has yielded a static pressure of 99 psi, a residual pressure of 75 psi, and a discharge of 943 gallons per minute. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

There is an existing 8-inch sanitary sewer main that extends along the western side of Polo Inn Road. This main is available for service.

General:

EPWater requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 8 to 10 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

ATTACHMENT 5

Public Notification Boundary Map

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